

BHA Modernization Log - Updated 8/6/2026

	Location	Scope of Work	Status	Source of Funds & Funding Year	Cost Estimate	Contract Cost	Change Orders	Final Cost	A/E	Contractor	Projected Constr. Start	Actual Constr. Start	Target Completion Date	Actual Completion Date	BHA Staff	Notes
1	High St. Veterans	Project #046110 Fire Alarm Upgrades	construction underway	CDBG FY 24 and EOHLC HILAPP	\$1,442,689	\$1,995,000	\$5,661.96		Shekar and Assocs. Inc.	Your Electrical Solution, Inc.	Jan-25	2/26/25	9/24/25		Chris/Akil	CO will be forthcoming for additional scope (2 heat detectors per apartment)as per BFD, will delay CSC and lead to significant chang order to be covered by EOHLC. A/E and GC are working together to finalize scope/design/costs.
2	High St. Veterans	Project # 046108 Master Meter electrification	construction underway	EOHLC Compliance Reserves and Formula Funding	\$3,175,976	\$3,663,197	\$87,342.29		Shekar and Assocs. Inc.	Pine Ridge Technologies, Inc.	Jun-25	5/6/25	1/1/26		Chris/Akil	BLD A1 (176-190 high St) All power feeders from basements to unit load centers are installed/wire mold for power feeders in units are complete in all 24 units, 20 out of 24 range outlets installed, the rest will be installed when the range's are installed. BLD A2 (186-204 Chestnut St: All unit feeders pulled/wire mold installed in 23 out of 30 units. 0 range outlets installed. BLD B2:
3	Egmont and Trustman	Project #046112 Front and rear entries/hallways and window replacement	construction underway	Town ARPA and EOHLC HILAPP	\$14,000,000	\$11,800,000	\$1,874,310.95		Next Phase Studios, Inc.	HJ Russell Corp	Jun-25	4/23/25	6/22/26		Sharon/Chris	Trustman Apts: windows/new shades substantially complete, last two units windows/shades completed by 8/7/26. Flooring: Mostly complete, however manufacturers defect in treads requires replacement of all back stairwell treads - though at no cost to BHA. Storefront: Installed, patching and painting ongoing. Egmont Vets: Windows: substantially complete, two unit at St paul BLD waiting for windows. Flooring: All flooring will be replaced due to manufactiong defect, waiting on manufacturer to provide materials. Front/Rear unit
4	Kent St, Harris St, Beacon St.	Project # 046122 & 046120 Replace flooring in common areas and units	Pre construction Admin/Submittals	EOHLC FF	\$212,000	\$195,485			Garofalo Design Associates, Inc.	Capital Carpet & Flooring Specialists, Inc.	Fall 2025	1/13/26	4/27/26		Chris/Akil	Notice to Proceed issued 1/13/26. GC has ordered materials that have a long lead time, and had difficulty submitting permit. Permit now approved! GC to coordinate construction schedule with BHA and sites.
5	Egmont St. Veterans	Project #046121 Roof replacement at all 6 buildings Phase I and Phase II	Pre construction Admin/Submittals	CPA FY 24 and CPA FY 25 & EOHLC HILAPP	\$3,000,000	\$2,048,148			Socotec	Triumph Roofing	4/1/26	4/1/26	7/30/26		Chris/Akil	Four of six roofs substantially complete; unfortunately due to contractor error we had another flood, displacing a resident from the 60s Egmont building. Work has begun on 50 EGmont and 300 St. Paul building roofs.
6	Kickham Apts	Replace both elevators at Kickham	Pre construction Admin/Submittals	HUD FY 24, 25 & 26	\$1,100,000	\$894,100			BWA Architecture	Northern Contracting Corp.	Feb-26	3/5/26	2/27/27		Chris/Akil	Pre-con meeting was held on 3/5/26. GC is in submittals process and has ordered equipment. Estimated start date is September 2026 due to equipment lead-time. Building Permit was issued. This project is urgent due to performance issues with elevators. Work is scheduled to start w/c 9/7/26. Delayed due to waiting for materials.
7	High St. Veterans	Project #046117 Site improvements	construction underway	CDBG FY 25 and EOHLC FF & Paving award	\$1,136,878	\$1,407,664			CBA Landscape Architects	Tasco Construction Inc.	Late Spring 2026	5/20/26	11/16/26		Chris/Akil	Contract executed, pre-con meeting was held on 5/20/26 and the NTP was issued. Construction delayed due to 046108 electrification project not being complete. Site improvement work started in July, working around trenching needed for 046108 project, though now in full swing with walkway replacement and parking lot improvements. BHA staff did a

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8	High St. Veterans	Project #046111 Front apt door replacement and Project # 046124 rear apt door replacement	Construction documents underway	EOHLC FF & HILAPP and possibly CDBG FY 25 &FY26	\$3,949,946				Garofalo Design Associates, Inc.	TBD	Fall 2026	TBD	Summer 2027		Sharon	For 046111- Main source of funding is EOHLC HILAPP but will use any left over CDBG funds from the site imps. at HSV if available. EOHLC approved combining the projects. Awaiting EOHLC review and approval to go out to bid - however, EOHLC has indicated that due to increase in project cost and A/E fee this project must go to Designer Selection Committee on 7/15. BHA has written a letter of support for the current designer, Garofalo, to the current DSC. If the DSC approves awarding to current designer at meeting project should be able to move to bid quickly; if forced to bring on new design consultant we will experience a significant delay. EOHLC approved to separate projects out as they were originally planned. No need for DSC involvement now. 046111 will proceed to go out to bid once EOHLC approve, and then 046124 will follow shortly after.
9	61 Park St. LLC	Exterior façade project	Existing Conditions Underway	BHA Loan	\$800,000				Garofalo Design Associates, Inc.	TBD	8/1/26	TBD	Dec-26	TBD	Chis/Sheila	Contract is in place with Architect. Existing conditions work to be done week of 8/4 and a report from A/E to follow.
10	High St. Veterans	Front and rear stairwell railings Project # 046125.	General Contractor awarded	CDBG FY 26	\$634,421	\$807,000			Next Phase Studios, Inc.	Homer Contracting, Inc.	Sep-26	TBD	Dec-26		Sharon	Town confirmed CDBG funding award in the amount of \$560,507 in May 2025. A/E award approved at the February 2026 Board meeting. Bids came in 7/30/26. Award of construction contract to Homer Contracting expected at the August 2026 Board meeting.
11	Kent Street	Front ramp/retaining wall and walkway Project # 046135.	A/E awarded	EOHLC FY 27 FF	\$40,000				Waterfield Design Group	TBD	TBD	TBD	TBD		Sharon	A/E award expected at the August 2026 Board meeting.
12	Trustman Apts.	Roof replacement project #046137	funding allocated but not started	CPA FY 27 and potential HILAPP	\$2,616,250				TBD	TBD	TBD	TBD	TBD	TBD	Sharon	FY 27 CPA funds in the amount of \$1,178,630 has been awarded by the Town of Brookline. We will now apply for matching HILAPP funds. Given the scope and estimated construction cost a designer will need to be hired through the DSC. EOHLC are currently drafting an RFS. BHA board endorsement for HILAPP application needed.
13	High St. Veterans	Replacement of all roofs project # 046138	funding allocated but not started	CDBG FY 27, Town HOME \$\$ and potential EOHLC HILAPP	\$3,500,000				TBD	TBD	TBD	TBD	TBD	TBD	Sharon	The Town of Brookline have confirmed we will be awarded FY 27 CCDG \$465,046, HOME funds of \$211,660 and reprogrammed FY 24 and FY 25 CDBG of \$415,101. Matching HILAPP funds of 2.5 was applied for on 7/24/26. Given the scope and estimated construction cost a designer will need to be hired through the DSC. EOHLC are currently drafting an RFS.
14	High St. Veterans	Window replacement Phase 1 project # 046136	funding allocated but not started	CPA FY 27 and potential HILAPP	\$1,000,000				TBD	TBD	TBD	TBD	TBD	TBD	Sharon	CPA funds in the amount of \$398,317 has been awarded by the Town of Brookline. We will now apply for matching HILAPP funds. Given the scope of work and estimated construction costs a designer will need to be hire through the DSC. EOHLC will soon draft an RFS for A/E proposals. BHA board endorsement needed for HILAPP application.

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15	Harris Street	Rear bulkhead and deck repairs project #046132	funding allocated but not started	Harris St reserves	\$25,000				TBD	TBD	TBD	TBD	TBD	TBD	Sharon	Given the small scope of work at the site we are considering drafting a scope of work in house and possibly not using an A/E. If this is not possible an RFS will be issued to EOHLA A/E House Doctor list.
	Total Costs				\$36,633,160	\$22,810,594	\$1,967,315	\$0								

Costs shown are construction contract only ("hard costs"). Total development costs (TDC) typically are 25% higher for design, contingency, fees, overhead.